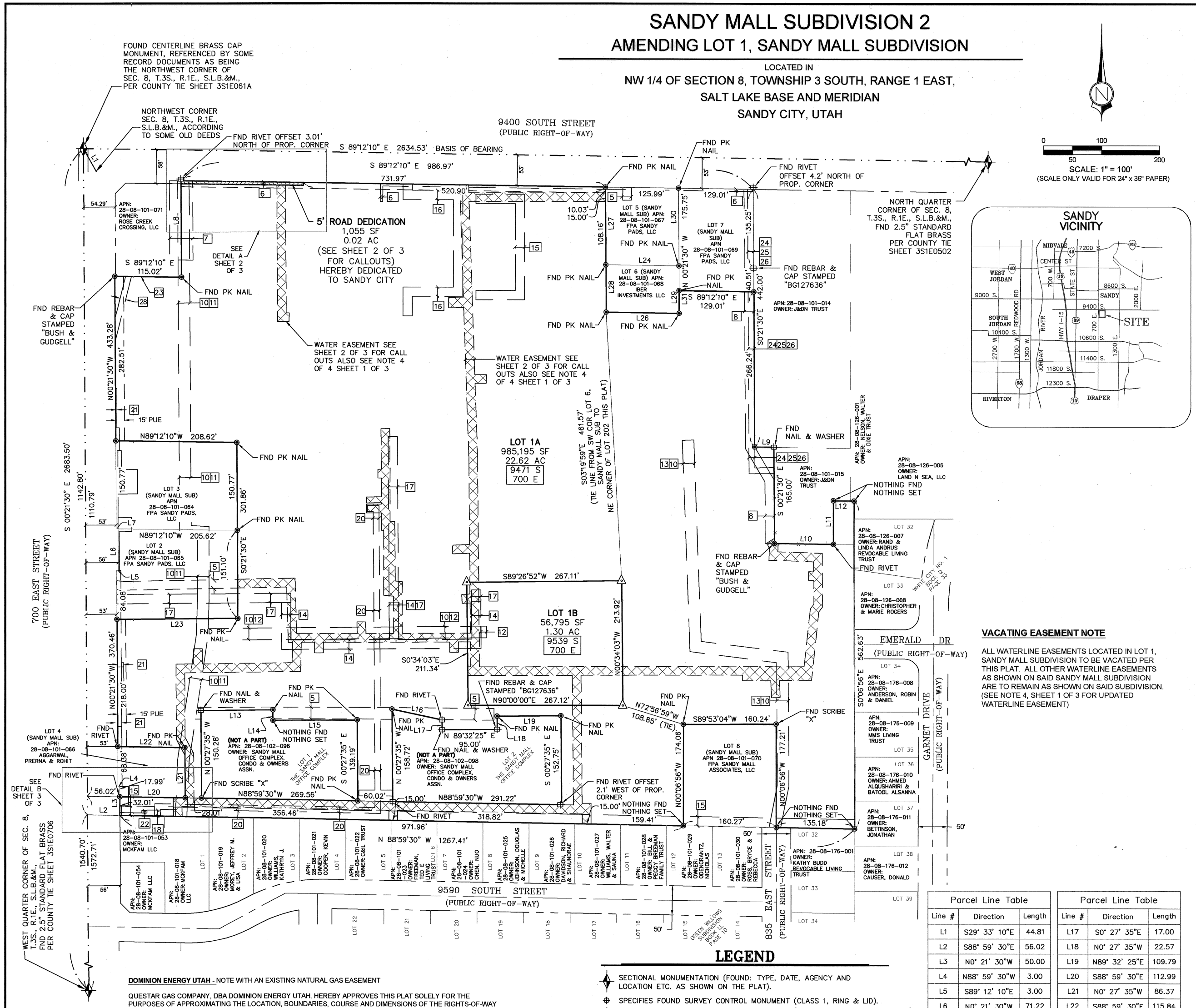


SANDY MALL SUBDIVISION 2
AMENDING LOT 1, SANDY MALL SUBDIVISION

LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, UTAH



EXISTING EASEMENT NOTES

- MATTERS AS SHOWN AND/OR SET FORTH ON THE PLAT OF SANDY MALL SUBDIVISION...
RIGHT OF WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY...
EASEMENT AGREEMENT BY AND BETWEEN SOUTH VILLAGE, INC. AND CHEVRON U.S.A. INC...
RIGHT OF WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY...
EASEMENTS IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT AS RESERVED IN THAT CERTAIN PARTIAL ABANDONMENT OF EASEMENT...
EASEMENT SANDY MALL - MAIN LINE IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT...
RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY...
RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY...
RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY...
RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY...
EASEMENT IN FAVOR OF U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH TELECOMMUNICATIONS FACILITIES...
TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THAT CERTAIN RESTRICTIVE COVENANTS EASEMENT AND MAINTENANCE AGREEMENT...
EASEMENT AGREEMENT IN FAVOR OF U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, OPERATE, MAINTAIN AND REMOVE SUCH TELECOMMUNICATIONS FACILITIES...
TERMS, PROVISIONS AND EASEMENTS AS SET FORTH IN THAT CERTAIN ORDER OF IMMEDIATE OCCUPANCY...
EASEMENT AGREEMENT IN FAVOR OF DMST CORPORATION, A COLORADO CORPORATION TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, OPERATE, MAINTAIN AND REMOVE SUCH TELECOMMUNICATIONS FACILITIES AND ELECTRICAL FACILITIES...
CONDITIONS AND RESTRICTIONS AS SET FORTH IN THAT CERTAIN SANDY CITY APPROVAL RECORDED APRIL 2, 2016 AS ENTRY NO. 106606 IN BOOK 6047 AT PAGE 6706 (AS SHOWN)...
MEMORANDUM OF EASEMENT IN FAVOR OF VERIZON WIRELESS (VWM) LLC DBA VERIZON WIRELESS...
GRANT OF EASEMENT BY AND BETWEEN FPA SANDY MALL ASSOCIATES LLC AND VERIZON WIRELESS (VWM) LLC DBA VERIZON WIRELESS...
MEMORANDUM OF EASEMENT IN FAVOR OF VERIZON WIRELESS (VWM) LLC DBA VERIZON WIRELESS...
TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND GRANTS OF EASEMENTS FOR SANDY MALL SUBDIVISION RECORDED SEPTEMBER 29, 2016 AS ENTRY NO. 1237504 IN BOOK 10482 AT PAGE 2005...
UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP...

VACATING EASEMENT NOTE
ALL WATERLINE EASEMENTS LOCATED IN LOT 1, SANDY MALL SUBDIVISION TO BE VACATED PER THIS PLAT. ALL OTHER WATERLINE EASEMENTS AS SHOWN ON SAID SANDY MALL SUBDIVISION ARE TO REMAIN AS SHOWN ON SAID SUBDIVISION. (SEE NOTE 4, SHEET 1 OF 3 FOR UPDATED WATERLINE EASEMENT)

Parcel Line Table with columns for Line #, Direction, Length. Lists various line measurements for lots and sections.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & I.D.).
SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & ALUM. CAP.).
FOUND 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUGGELL) UNLESS OTHERWISE NOTED ON THE PLAT.
ALL BOUNDARY AND PROPERTY LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
SECTION LINE
CENTER LINE
BOUNDARY LINE
ADJACENT PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING EASEMENT LINE (SEE EXISTING EASEMENT NOTES)
WATERLINE EASEMENT LINE (SEE NOTE 4, SHEET 1 OF 3, THIS PLAT)
APPROXIMATE LOCATION EXISTING WATERLINE
EXISTING BUILDING
5' ROAD DEDICATION

DOMINION ENERGY UTAH - NOTE WITH AN EXISTING NATURAL GAS EASEMENT
QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT (GRANTS). DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS 15th DAY OF August 2023
BY: [Signature]
TITLE: [Signature]

PROJ. # F2110607
DRAWN BY: DBA
CHECKED BY: DTM
SHEET 1 OF 3

Table with columns for RECORD OF SURVEY, COMCAST CABLE, CENTURY LINK, SANDY PARKS & REC, ROCKY MOUNTAIN POWER, SANDY SUBURBAN IMPROVEMENT DISTRICT, DOMINION ENERGY.

Table with columns for PLANNING COMMISSION, PUBLIC UTILITIES DEPARTMENT, SALT LAKE COUNTY HEALTH DEPARTMENT, CITY ENGINEER, APPROVAL AS TO FORM, SANDY CITY MAYOR.

CivilScience Engineers Surveyors Solutions
1780 Pacific Avenue • Salt Lake City, Utah 84104

FFKR ARCHITECTS
1780 Pacific Avenue • Salt Lake City, Utah 84104

PLANNING COMMISSION
APPROVED THIS 15th DAY OF August 2023

PUBLIC UTILITIES DEPARTMENT
APPROVED THIS 15th DAY OF August 2023

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 14th DAY OF August 2023

CITY ENGINEER
APPROVED THIS 14th DAY OF August 2023

APPROVAL AS TO FORM
APPROVED THIS 14th DAY OF August 2023

SANDY CITY MAYOR
PRESENTED TO SANDY CITY THIS 15th DAY OF August 2023

SANDY MALL SUBDIVISION 2
AMENDING LOT 1, SANDY MALL SUBDIVISION
LOCATED IN
NW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, UTAH
SHEET 1 OF 3
RECORDED # 14142327
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
DATE: 8/17/23 TIME: 3:24 PM, BOOK: 2023-08-17-01-063
FEE \$ 154

SURVEYOR'S CERTIFICATE
I, DAVID MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 1848367, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AND MATTER TO BE KNOWN AS:



SANDY MALL SUBDIVISION 2
AMENDING LOT 1, SANDY MALL SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THIS GROUND, AS SHOWN ON THIS PLAT.
DATE: 7-24-2023

BOUNDARY DESCRIPTION
LOT 1 SANDY MALL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, RECORDED MAY 23, 2016 AS ENTRY NO. 12284382 IN BOOK 2016P AT PAGE 113.
TOGETHER WITH: BENEFITS, EASEMENTS AND PARKING RIGHTS CONTAINED IN THAT CERTAIN RESTRICTIVE COVENANTS, EASEMENTS AND MAINTENANCE AGREEMENT RECORDED MARCH 18, 1998 AS ENTRY NO. 986325 IN BOOK 713 AT PAGE 635 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.
TOGETHER WITH: THE APPURTENANT NONEXCLUSIVE EASEMENTS FOR ACCESS AND PASSAGE, PARKING, UTILITIES, AND DRAINAGE AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANTS OF EASEMENTS FOR SANDY MALL SUBDIVISION RECORDED SEPTEMBER 29, 2016 AS ENTRY NO. 1237504 IN BOOK 10482 AT PAGE 2005 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (S/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS:
SANDY MALL SUBDIVISION 2
AMENDING LOT 1, SANDY MALL SUBDIVISION
AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.
IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS 15th DAY OF August, A.D. 2023.

FPA SANDY MALL ASSOCIATES, LLC
LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
STATE OF \_\_\_\_\_ (SS)
COUNTY OF \_\_\_\_\_

ON THE 15th DAY OF August, A.D. 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, [Signature] WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SH/E IS THE MANAGER/MEMBER OF FPA SANDY MALL ASSOCIATES, LLC AND THAT HE/SH/E EXECUTED THE FOREGOING OWNERS DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND HE/SH/E ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

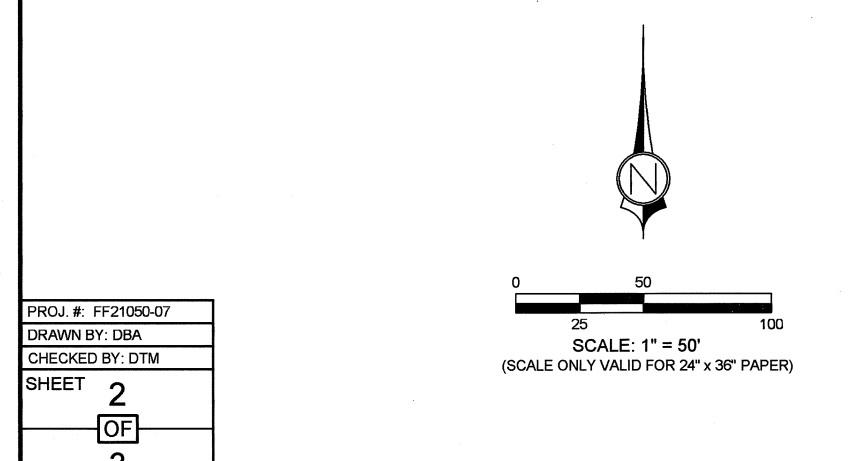
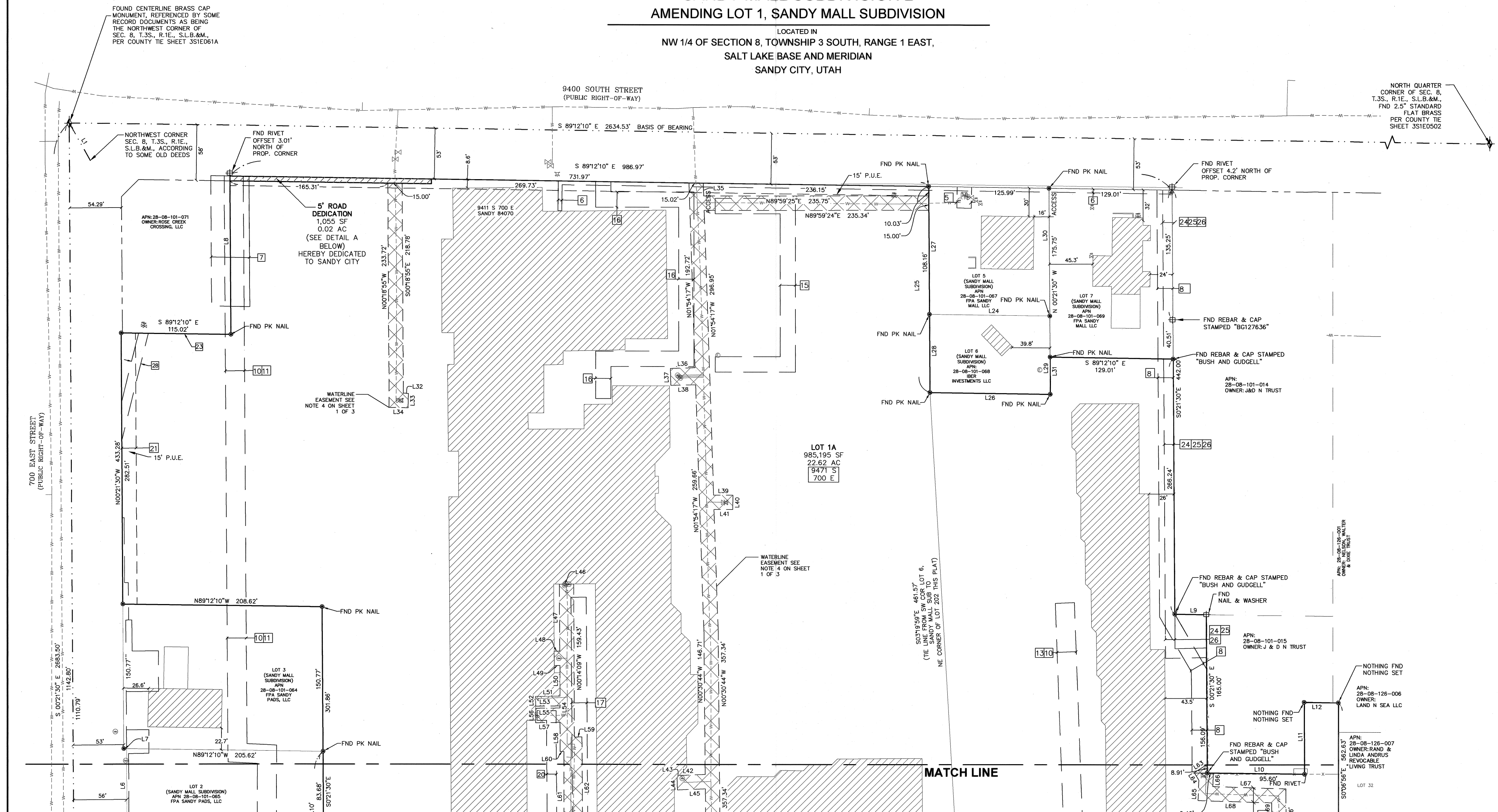
NARRATIVE
THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A 2 LOT SUBDIVISION AND A ROAD DEDICATION AS PLAT LOCATED IN SANDY CITY, SALT LAKE COUNTY, UTAH. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, T.3S., R.1E., S.L.B.M.; BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS SB812'10".
THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE, INC. FOR REVIEW AND CONSIDERATION.
SANDY MALL SUBDIVISION, RECORDED MAY 23, 2016, AS ENTRY NO. 12284382, IN BOOK 2016P, AT PAGE 113.
ALTA SURVEY DATED DECEMBER 12, 2019, PREPARED BY CIVIL SCIENCE, RECORDED AS ROS 2021-09-0549.
ALTA SURVEY DATED FEBRUARY 25, 2021, PREPARED BY CIVIL SCIENCE, AS FILE NO. FF21086.04 WHITE CITY 1, 1, RECORDED IN BOOK Q, AT PAGE 33.
GREEN WILLOWS SUBDIVISION, RECORDED IN BOOK LL, AT PAGE 10.

- 1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS ALTANSPS LAND TITLE SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE DEPTH CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITY OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
4. A WATERLINE EASEMENT DEDICATED IN FAVOR OF SANDY. SEE SHEETS 2 OF 3 AND 3 OF 3. APPROXIMATE WATERLINE LOCATION WAS OBTAINED FROM PLANS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



**SANDY MALL SUBDIVISION 2  
AMENDING LOT 1, SANDY MALL SUBDIVISION**

LOCATED IN  
NW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, UTAH

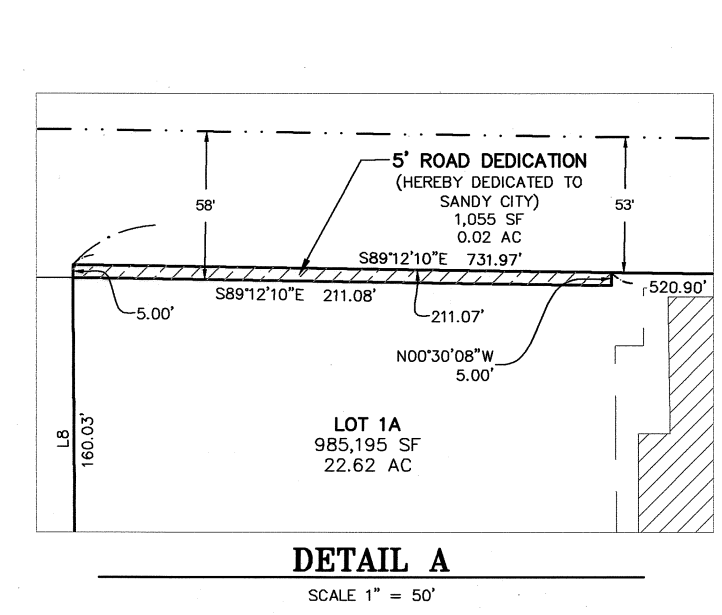


PLAT # 14142327  
DRAWN BY: DBA  
CHECKED BY: DTM  
SHEET 2 OF 3

**CivilScience**  
Engineers | Surveyors | Solutions  
3160 WEST CLUBHOUSE DRIVE  
LEHI, UT 84043  
801.768.7200

**FFKR ARCHITECTS**  
430 Pacific Avenue • Salt Lake City, Utah 84103

Parcel Line Table			Parcel Line Table			Water Line Easement Table			Water Line Easement Table			Water Line Easement Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S29° 33' 10"E	44.81	L17	S0° 27' 35"E	17.00	L32	S88° 57' 45"E	5.26	L48	N89° 58' 46"E	5.71	L64	N32° 04' 44"W	9.19
L2	S88° 59' 30"E	56.02	L18	N0° 27' 35"W	22.57	L33	S1° 02' 15"W	15.00	L49	N89° 58' 46"E	5.88	L65	N2° 15' 32"E	21.23
L3	N0° 21' 30"W	50.00	L19	N89° 32' 25"E	109.79	L34	N88° 57' 45"W	19.91	L50	N0° 16' 31"E	32.19	L66	S2° 15' 32"W	14.10
L4	N88° 59' 30"W	3.00	L20	S88° 59' 30"E	112.99	L35	N1° 54' 17"W	13.36	L51	N89° 40' 57"E	25.58	L67	S88° 13' 49"E	76.51
L5	S89° 12' 10"E	3.00	L21	N0° 27' 35"W	86.37	L36	N88° 30' 17"E	25.89	L52	N0° 14' 35"W	10.06	L68	N88° 13' 49"W	77.23
L6	N0° 21' 30"W	71.22	L22	S88° 59' 30"E	115.84	L37	N1° 29' 43"W	17.72	L53	N89° 40' 57"E	25.62			
L7	N89° 12' 10"W	3.00	L23	S89° 38' 30"W	208.58	L38	N88° 30' 17"E	26.01	L54	N0° 14' 09"W	2.12			
L8	N0° 21' 30"W	165.03	L24	S89° 12' 10"E	125.99	L39	N89° 45' 30"W	20.19	L55	N89° 40' 45"E	25.62			
L9	S89° 12' 10"E	33.00	L25	S89° 12' 10"E	125.99	L40	N0° 14' 30"E	15.00	L56	N0° 14' 35"W	15.00			
L10	S89° 12' 10"E	102.00	L26	S89° 12' 10"E	125.99	L41	N89° 45' 30"W	19.63	L57	N89° 40' 45"E	25.62			
L11	N0° 21' 30"W	75.00	L27	N0° 21' 30"W	133.19	L42	N87° 57' 05"E	27.49	L58	N0° 14' 09"W	30.20			
L12	S89° 12' 10"E	35.70	L28	S0° 21' 30"E	81.48	L43	N43° 08' 39"E	3.02	L59	S89° 19' 15"W	7.96			
L13	N89° 32' 25"E	124.47	L29	N0° 21' 30"W	81.48	L44	S2° 02' 55"E	12.87	L60	S89° 19' 15"W	4.01			
L14	S0° 27' 35"E	18.00	L30	N0° 21' 30"W	133.19	L45	N87° 57' 05"E	29.23	L61	N0° 01' 01"W	111.52			
L15	N89° 32' 25"E	145.00	L31	N0° 21' 30"W	38.92	L46	N87° 22' 21"E	15.00	L62	N0° 23' 57"W	102.43			
L16	S78° 02' 53"E	88.40				L47	N0° 14' 09"W	69.88	L63	N57° 55' 16"E	16.21			



**LEGEND**

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & I.D.).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP).
- FOUND 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUGGELL), UNLESS OTHERWISE NOTED ON THE PLAT.
- SECTION LINE
- CENTER LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE (SEE EXISTING EASEMENT NOTES)
- WATERLINE EASEMENT (SEE NOTE 4, SHEET 1 OF 3, THIS PLAT)
- APPROXIMATE LOCATION EXISTING WATERLINE
- EXISTING BUILDING
- 5' ROAD DEDICATION

**SALT LAKE COUNTY RECORDER**  
RECORDED # 14142327  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT  
THE REQUEST OF: **FPA SANDY MALL ASSOCIATES LLC**  
DATE: 8/17/2023 TIME: 3:29 PM BOOK: 2023-154 PAGE: 154  
FEE \$ 154  
*Michelle Despain*  
SALT LAKE COUNTY RECORDER

NORTH QUARTER CORNER OF SEC. 8, T.3S., R.1E., S.L.B.M., FND 2.5" STANDARD FLAT BRASS PER COUNTY TIE SHEET 351E0502

FOUND CENTERLINE BRASS CAP MONUMENT, REFERENCED BY SOME RECORD DOCUMENTS AS BEING THE NORTHWEST CORNER OF SEC. 8, T.3S., R.1E., S.L.B.M., PER COUNTY TIE SHEET 351E051A

NORTHWEST CORNER SEC. 8, T.3S., R.1E., S.L.B.M., ACCORDING TO SOME OLD DEEDS

FND RIVET OFFSET 3.01' NORTH OF PROP. CORNER

5' ROAD DEDICATION 1,055 SF 0.02 AC (SEE DETAIL A BELOW) HEREBY DEDICATED TO SANDY CITY

WATERLINE EASEMENT SEE NOTE 4 ON SHEET 1 OF 3

LOT 1A 985,195 SF 22.62 AC 9471 S1 700 F'

WATERLINE EASEMENT SEE NOTE 4 ON SHEET 1 OF 3

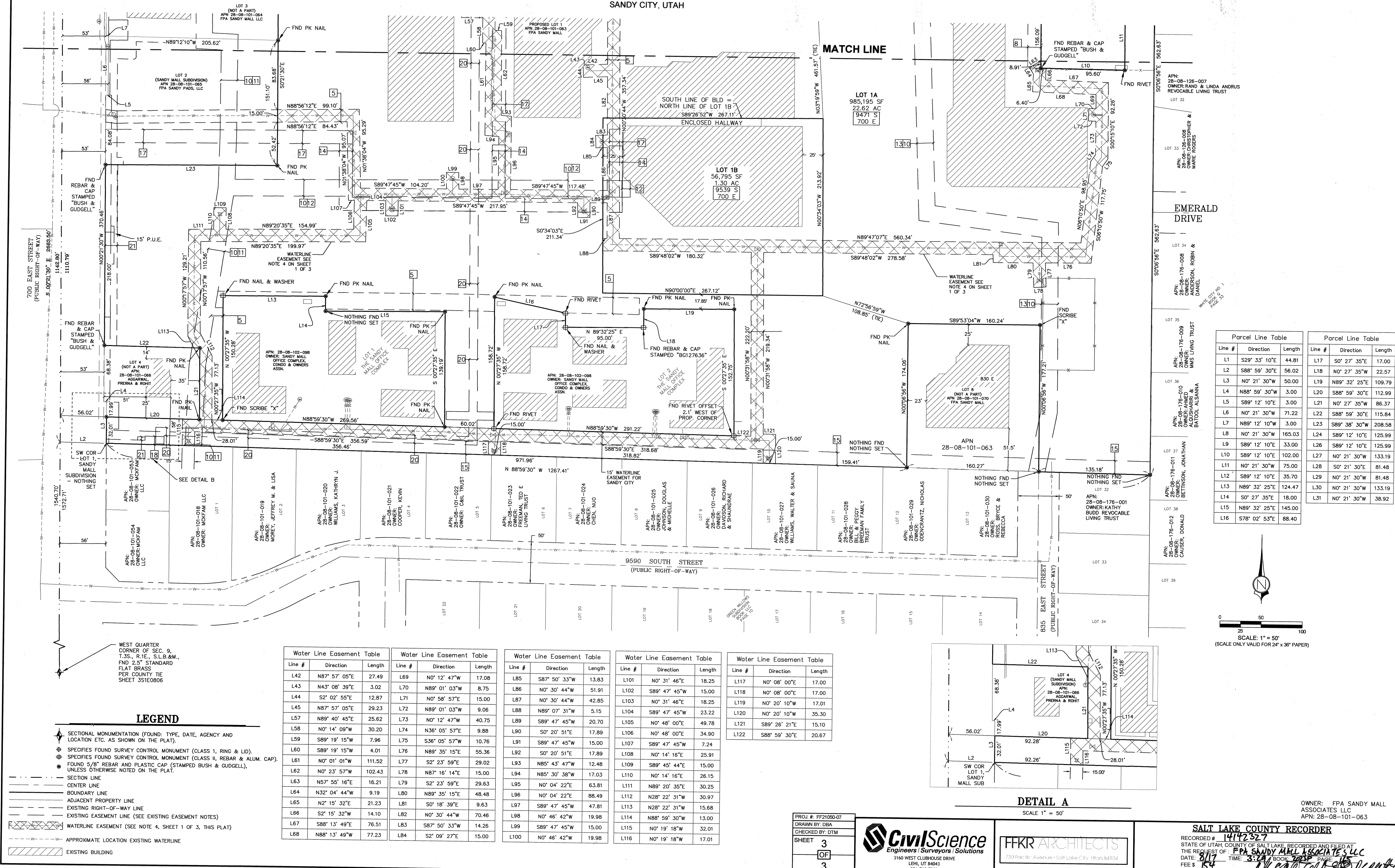
SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANDY CITY, UTAH

MATCH LINE

DETAIL A  
SCALE 1" = 50'

**SANDY MALL SUBDIVISION 2**  
**AMENDING LOT 1, SANDY MALL SUBDIVISION**

LOCATED IN  
 NW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 SANDY CITY, UTAH

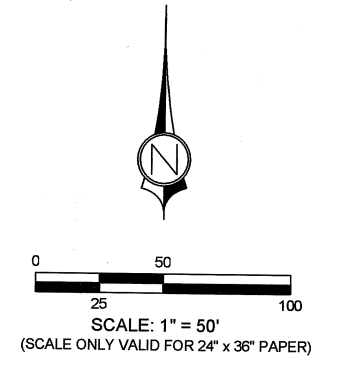
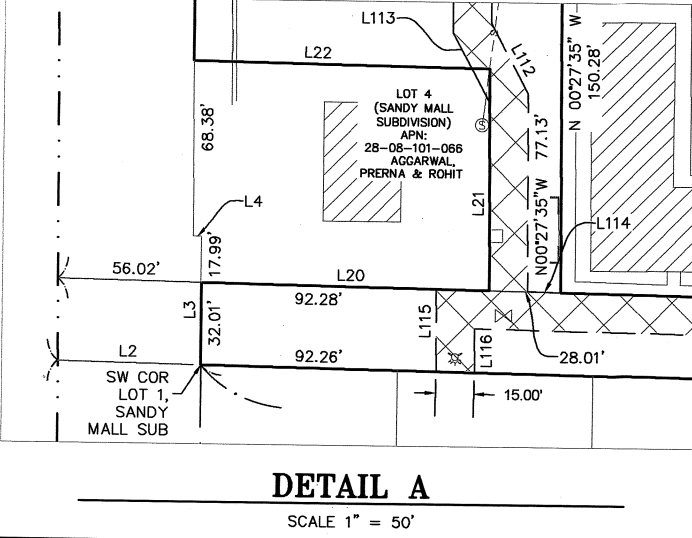


Parcel Line Table			Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S29° 33' 10"E	44.81	L17	S0° 27' 35"E	17.00
L2	S88° 59' 30"E	56.02	L18	N0° 27' 35"W	22.57
L3	N0° 21' 30"W	50.00	L19	N89° 32' 25"E	109.79
L4	N88° 59' 30"W	3.00	L20	S88° 59' 30"E	112.99
L5	S89° 12' 10"E	3.00	L21	N0° 27' 35"W	86.37
L6	N0° 21' 30"W	71.22	L22	S88° 59' 30"E	115.84
L7	N89° 12' 10"E	3.00	L23	S89° 38' 30"W	208.58
L8	N0° 21' 30"W	185.03	L24	S89° 12' 10"E	125.99
L9	S89° 12' 10"E	33.00	L25	S89° 12' 10"E	125.99
L10	S89° 12' 10"E	102.00	L26	N0° 21' 30"W	133.19
L11	N0° 21' 30"W	75.00	L27	N0° 21' 30"W	81.48
L12	S89° 12' 10"E	35.70	L28	N0° 21' 30"W	81.48
L13	N89° 32' 25"E	124.47	L29	N0° 21' 30"W	133.19
L14	S0° 27' 35"E	18.00	L30	N0° 21' 30"W	81.48
L15	N89° 32' 25"E	145.00	L31	N0° 21' 30"W	38.92
L16	S78° 02' 53"E	88.40			

Water Line Easement Table			Water Line Easement Table			Water Line Easement Table			Water Line Easement Table			Water Line Easement Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L42	N87° 57' 05"E	27.49	L69	N0° 12' 47"W	17.08	L85	S87° 50' 33"W	13.83	L101	N0° 31' 46"E	18.25	L117	N0° 08' 00"E	17.00
L43	N43° 08' 39"E	3.02	L70	N89° 01' 03"W	8.75	L86	N0° 30' 44"W	51.91	L102	S89° 47' 45"W	15.00	L118	N0° 08' 00"E	17.00
L44	S2° 02' 55"E	12.87	L71	N0° 58' 57"E	15.00	L87	N0° 30' 44"W	42.85	L103	N0° 31' 46"E	18.25	L119	N0° 20' 10"W	17.01
L45	N87° 57' 05"E	29.23	L72	N89° 01' 03"W	9.06	L88	N89° 07' 31"W	5.15	L104	S89° 47' 45"W	23.22	L120	N0° 20' 10"W	35.30
L46	N89° 40' 45"E	25.62	L73	N0° 12' 47"W	40.75	L89	S89° 47' 45"W	20.70	L105	N0° 48' 00"E	49.78	L121	S89° 26' 21"E	15.10
L47	N0° 14' 09"W	30.20	L74	N36° 05' 57"E	9.88	L90	S0° 20' 51"E	17.89	L106	N0° 48' 00"E	34.90	L122	S88° 59' 30"E	20.67
L48	S89° 19' 15"W	7.96	L75	S36° 05' 57"W	10.76	L91	S89° 47' 45"W	15.00	L107	S89° 47' 45"W	7.24			
L49	S89° 19' 15"W	4.01	L76	N89° 35' 15"E	55.36	L92	S0° 20' 51"E	17.89	L108	N0° 14' 16"E	25.91			
L50	N0° 01' 01"W	11.52	L77	S2° 23' 59"E	29.02	L93	N85° 43' 47"W	12.48	L109	S89° 45' 44"E	15.00			
L51	N0° 23' 57"W	102.43	L78	N87° 16' 14"E	15.00	L94	N85° 30' 38"W	17.03	L110	N0° 14' 16"E	28.15			
L52	N57° 55' 16"E	16.21	L79	S2° 23' 59"E	29.63	L95	N0° 04' 22"E	63.81	L111	N89° 20' 35"E	30.25			
L53	N32° 04' 44"W	9.19	L80	N89° 35' 15"E	48.48	L96	N0° 04' 22"E	88.49	L112	N28° 22' 31"W	30.97			
L54	N2° 15' 32"E	21.23	L81	S0° 18' 39"E	9.63	L97	S89° 47' 45"W	47.81	L113	N28° 22' 31"W	15.68			
L55	S2° 15' 32"E	14.10	L82	N0° 30' 44"W	70.46	L98	N0° 46' 42"W	19.98	L114	N88° 59' 30"W	13.00			
L56	S88° 13' 49"E	76.51	L83	S87° 50' 33"W	14.26	L99	S89° 47' 45"W	15.00	L115	N0° 19' 18"W	32.01			
L57	S88° 13' 49"E	77.23	L84	S2° 09' 27"E	15.00	L100	N0° 46' 42"W	19.98	L116	N0° 19' 18"W	17.01			

**LEGEND**

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIES FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & LID).
- SPECIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP).
- FOUND 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT.
- SECTION LINE
- CENTER LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE (SEE EXISTING EASEMENT NOTES)
- WATERLINE EASEMENT (SEE NOTE 4, SHEET 1 OF 3, THIS PLAT)
- APPROXIMATE LOCATION EXISTING WATERLINE
- EXISTING BUILDING



PROJ # FF21050-07 DRAWN BY: BSA CHECKED BY: DTM SHEET 3 OF 3	 Engineers   Surveyors   Solutions 1160 WEST CLUBHOUSE DRIVE LEHI, UT 84043 801.768.7200	 730 Pacific Avenue • Salt Lake City, Utah 84114	<b>SALT LAKE COUNTY RECORDER</b> RECORDED # 144752-7 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDER AND CLERK AT THE REQUEST OF: <b>FPA SANDY MALL ASSOCIATES, LLC</b> DATE: 8/17 TIME: 3:19 PM BOOK: 1005 PAGE: 115 FEE \$ 154 DEPUTY SALT LAKE COUNTY RECORDER
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**OWNER'S CONSENT TO RECORDATION OF PLAT AND DEDICATION OF EASEMENTS AND RIGHTS-OF-WAY**

To Whom It May Concern:

I/We, the undersigned,

FPA SANDY MALL ASSOCIATES, LLC

a Limited Liability Company, the undersigned owner of an equitable or legal interest in

SANDY MALL SUBDIVISION 2  
(name of proposed subdivision)

a proposed subdivision, the recording plat for said subdivision having been prepared

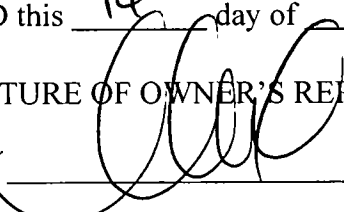
by CivilScience, and signed and dated 07/24/2023  
(name of surveying or engineering company) (date signed by surveyor)

by David T. Mortensen, a professional land surveyor, as attached,  
(name of surveyor)

does/do hereby consent to the recordation of the subdivision plat and does/do hereby dedicate to Sandy City, for perpetual use, all roads and other areas shown on this plat as intended for public and utility uses. The undersigned owner(s) does/do also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on said plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner(s) does/do also hereby convey any other easements, as shown on said plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, as shown on said plat.

DATED this 14 day of AUGUST, 2023.

SIGNATURE OF OWNER'S REPRESENTATIVE:

Signed: 

Title/Position: Michael B. Earl, Manager of GF Sandy Mall, LLC, its Manager

14142328 B: 11439 P: 1947 Total Pages: 2  
08/17/2023 03:29 PM By: Muestergard Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: REDTAIL ACQUISITION LLC  
2082 MICHELSON DRIVE 3RD FLOOR CARE OF REDTAIL ACQUISITION LLC IR

**NOTARY ACKNOWLEDGMENT**

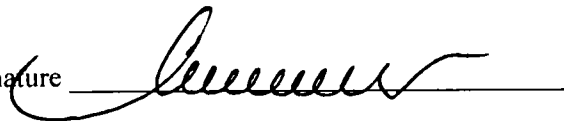
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

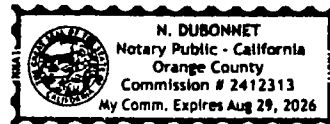
State of California )  
County of Orange )

On August 14, 2023, before me, N. Dubonnet, Notary Public, personally appeared MICHAEL B. EARL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**CONSENT TO RECORDATION OF PLAT AND  
DEDICATION OF EASEMENTS AND RIGHTS-OF-WAY BY TRUST DEED BENEFICIARY**

To Whom It May Concern:

The undersigned,

UMPQUA BANK

(print or type name of entity that is signing this Consent)

an Oregon state-chartered bank, the undersigned holder of an equitable or legal interest (as beneficiary under a trust deed) in

SANDY MALL SUBDIVISION 2

(name of proposed subdivision)

a proposed subdivision, the recording plat for said subdivision having been prepared

by CivilScience, and signed and dated 07/24/2023  
(name of surveying or engineering company) (date signed by surveyor)


by David T. Mortensen, a professional land surveyor, as attached,  
(name of surveyor)

does hereby consent to the recordation of the subdivision plat in substantially the form attached hereto as Exhibit A (the "Plat"), and does hereby consent to the dedication to Sandy City, for perpetual use, all roads and other areas shown on this Plat as intended for public and utility uses. The undersigned does also hereby consent to the conveyance to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on said Plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned does also hereby consent to the conveyance of any other easements, as shown on said Plat, to the parties indicated by those easements, the same to be used for the installation, maintenance and operation of the facilities, or for other typical purposes, indicated for those easements, as shown on said Plat.

DATED this 15th day of August, 2023.

SIGNATURE OF BENEFICIARY:

**UMPQUA BANK**

By:   
Tom Remmers, Senior Vice President

14142329 B: 11439 P: 1949 Total Pages: 3  
08/17/2023 03:29 PM By: Muestergard Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: REDTAIL ACQUISITION LLC  
2082 MITCHELSON DRIVE 3RD FLOOR CARE OF REDTAIL ACQUISITION LLC IR  
SALT LAKE CITY, UT 84119

BENEFICIARY NOTARY

STATE OF OREGON                    )  
  ) ss  
COUNTY OF Clackamas )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2023,  
by Tom Remmers as Senior Vice President of Umpqua Bank, an Oregon state-chartered bank.

Karin Keiko Kane  
Notary Public for Oregon  
My commission expires: November 13, 2026



**EXHIBIT A**

**SANDY MALL SUBDIVISION 2 PLAT**

[attached]

